

MINUTES OF THE  
TROPIC TOWN PLANNING COMMISSION MEETING  
HELD MARCH 3, 2012

**PRESENT:** Skyler Syrett, Alfred Foster, Damon Brinkerhoff, LaMar Feltner and Daniel Fagergren. Town Board Liaison Jim England

**OTHERS:** Zak Holm, Miles Holm, Mike Burbidge

**Call to Order:** Skyler Syrett

**Approval of Minutes:** To be approved in April 2012 meeting

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Zak & Miles Holm

The Holms would like to put 8 rental cabins on the property they bought on the corner of 100 N and HWY 12 (Main St) The cabins are 13'x29' and are currently in Hatch, UT along Hwy 89. The cabins are less than 5 years old so pretty much new. They would move them to Tropic and have a General Contractor set them up, and do all infrastructure work i.e. roads, utilities. Plot plan shows the location of the 8 cabins and roadways, plus the possible future cabins and roads that could be added at a future date. As for the current building on the property (Old Newspaper Building) they are going to get a structural Engineer and contractor to look and see the possibility of remodel, or demolish. They will come in for a building permit at a later time after status is determined. Only concerns were from Mike Burbidge about curb appeal and financial security. Expressed that curb appeal will not only make the town look better, but their business successful as well. They will talk with Bret Chynoweth to determine best place to run water/sewer. Plan fits the zoning requirements, all set backs are good (at least 15' from any property line).

Motion to recommend approval: Alfred Foster  
Second by: Lamar Feltner  
Motion carried.

Alfred Foster

Alfred gave an update on the store/gas n goodies/ bakery and said it was coming along but will not be open in time to make this year's tourist season. Since his first plan of making an RV park on the lower (East) end of the property was not allowed due to the size of the lot, he wants to add 10 rental cabins to start generating revenue to help pay for the Store/ Gas station. These cabins would be 14'x29', framed on site on permanent foundations. They would be located on the south boundary line on the lot, on the eastern 225' of the lot, with the doors facing the north. The plan fits all zoning requirements and setbacks in this situation can be 0', so all are good. Discussed location of sewer and water with Bret Chynoweth, will hook onto sewer on the east (100 E) and hook on to water on north (200N).

Motion to recommend approval: Lamar Feltner  
Second by: Daniel Fagergren  
Motion carried.

Approved this 5<sup>th</sup> Day of April 2012  
Marie H. Niemann - Secretary